



Wichita-Sedgwick County Metropolitan Area Planning Department

August 20, 2020

Jude & Barbara Cook
104 N. Kennedy
Wichita, KS 67235

Ref: VAC2020-00028: City vacation of the platted 30-foot side street setback on property located at the southeast corner of W. Jennie Street and N. Rainbows Lake Rd.; generally located southeast of West Central Avenue and N 135th Street W.

Jude & Barbara,

At the Thursday, August 20, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Dedicate a 16-foot utility easement by separate instrument with a center line on the Evergy power poles along the north property line of Lot 1. This easement, with original signatures, shall be provided to Planning prior to this case being scheduled to go before City Council for final approval.
- (2) Vacate the described portion of the platted street-side setback. Provide Planning with a legal description of the approved vacated portion of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (4) All improvements shall be according to City Standards and at the applicant's expense.
- (5) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

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When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after September 3, 2020 (end of the two-week protest period). This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", written over a horizontal line.

Philip Zevenbergen, AICP

Associate Planner

PZ:kw

cc: Deana Fitzsimmons, 4820 N Glendale, Wichita KS 67220
Rainbow Lake Estates West HOA, 528 N Rainbow Lakes Rd, Wichita KS 67235